

November 16, 2017

Ms. Lya Theodoratos USEPA Region 2 290 Broadway, 18th Floor New York, NY 10007

RE:

FY18 EPA Brownfields Site-Specific Assessment Grant Proposal

Former Dunbarton Mill Site

Village of Greenwich, Washington County, New York

Dear Ms. Theodoratos:

The Village of Greenwich, New York is pleased to submit the attached US EPA Brownfields Site-Specific Assessment Grant proposal in the amount of \$200,000. With these funds, the Village proposes to conduct a supplemental environmental site assessment of the former Dunbarton Mill site that is contaminated with hazardous substances. The former Dunbarton Mill site occupies 9 acres of prime real estate on the shore line of the Batten Kill, a world renowned trout stream. The former Dunbarton Mill site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. The site previously contained seven buildings, consisting of a main processing building, an office building, a power house, three warehouses, and a garage. However, due to the occurrence of two fires, one in the 1980s and one in year 2002, the on-site buildings were left in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination.

As a result of the 2002 fire, the EPA identified a large quantity of leaking drums, leaking storage containers, non-functional electric transformers containing polychlorinated biphenyl (PCBs) and an underground storage tank (UST) containing 6,000 gallons of #6 heating oil. Therefore, in October 2002, EPA personnel conducted a Removal Action (RA) at the site to remove the above referenced items. This was followed by the performance of a Targeted Brownfield Assessment (TBA) by CDM Smith in June 2016. Based on the findings of their Phase II Environmental Site Assessment (ESA), CDM concluded that additional investigation was needed at the site in order to better define the extent of contamination before a cleanup plan can be developed.

The following information is provided as required in the FY18 Guidelines for Brownfields Site Specific Assessment Grants:

a) Applicant Identification

Village of Greenwich 6 Academy Street Greenwich, New York 12834

The Village of Greenwich is an equal opportunity provider, and employer.

Phone: (518) 692-2755 Fax: (518) 692-8657

b) Funding Requested

- i) Grant Type: Assessment
- ii) Assessment Grant Type: Site-specific
- iii) Federal Funds Requested: \$200,000. The Village of Greenwich is not requesting a waiver of the \$200,000 grant funding amount.
- iv) Contamination: Hazardous Substances (\$200,000)

c) Location

The Village of Greenwich, Washington County, New York

d) Property Location

Former Dunbarton Mill Site 52 John Street Greenwich, New York 12834

e) Contacts:

i) Project Director

Pamela Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, New York 12834 Tel: (518) 692-2755; Fax: (518) 692-8657 Email:mayor@villageofgreenwich.org

ii) Chief Executive Officer

Pamela Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, New York 12834 Tel: (518) 692-2755; Fax: (518) 692-8657 Email: mayor@villageofgreenwich.org

f) Population:

- i) U.S. Census Population Estimate (2015): 1,885
- ii) The Village of Greenwich is a municipal form of government.
- iii) The Village of Greenwich is not located with a County that has experienced persistent poverty.

I am excited about the opportunity that this grant will provide for the Village of Greenwich and look forward to a favorable response. Thank you for your consideration.

Sincerely, Paneela-Jullen

Pamela Fuller, Mayor

Village of Greenwich

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant:	Village o	f Greenwich,	New York	
* *				

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):	
Assistance to Communities That Have Limited In-House Capacity	
to Manage Brownfield Projects	_
Page Number(s):4	

Assessment Other Factors Checklist

Please identify (with an X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable.	<u> </u>
Community population is 10,000 or less. X	4
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	2
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management 625 Broadway, 12th Floor, Albany, NY 12233-7012 P: (518) 402-9764 I F: (518) 402-9722 www.dec.ny.gov

OCT 06 2017

The Honorable Pam Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Dear Mayor Fuller:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received a request from the Village's consultant, Barton & Loguidice, D.P.C., dated October 5, 2017, for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) Brownfield grant.

I understand that the Village plans to submit a Brownfield Assessment Grant proposal in the amount of \$200,000. Funding will be utilized to conduct a Phase 2 Environmental Site Assessment at the Former Skybel Mill site, and to conduct associated cleanup planning and community involvement activities.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Laura Zeppetelli

Director

Bureau of Program Management

ec: T. Wesley, USEPA Region 2

E. Obrecht/R. Huyck, NYSDEC

S. Le Fevre, Barton & Loguidice, D.P.C.



1. COMMUNITY NEED

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Descriptions

The Village of Greenwich is located in Washington County, NY, about 35 miles northeast of Albany. With a current population of approximately 1,900 residents, the 1.5 sq. mi. Village has historically served as a small industrial center in a predominantly agricultural County. This is because the early settlers in Greenwich took advantage of the water power potential offered by the Batten Kill, a well-renowned trout stream and tributary to the Hudson River. Therefore, while many in the area worked in agriculture, the Village of Greenwich was the location where goods came to market and raw materials were refined into finished paper and textile products. The original mills along the Batten Kill were supplemented by the arrival of the Greenwich and Johnsonville Railroad (today, the Batten Kill Railroad) which ran along the banks of the Batten Kill to provide the mills with rail sidings. Past mill operations in Greenwich included Georgia Pacific, Stevens & Thompson, Hollingsworth & Vose (still in operation at two locations), SCA Tissue (still in operation), and the former Dunbarton Mill (also known as the Skybel Tissue site) which is the subject of this site-specific assessment proposal.

In recent years, the Village has experienced a modest impact of seasonal tourism drawn from nearby Saratoga Springs, albeit muted by the presence of Brownfield sites like Dunbarton Mill – located at John St. Ext. and Corliss Ave. just southwest of Main Street. The site has become a public nuisance to nearby residences and businesses. The Village of Greenwich filed a petition with the NYS Supreme Court on Nov. 24, 2015 to acquire the property by eminent domain.

For its part, the Dunbarton Mill site has been integral to each of these aspects of Greenwich history, first drawing on the water power provided by the Batten Kill, then the logistical capabilities of the railroad to maintain operations and significant employment for over a century. While a trio of paper product manufacturers maintains operations just beyond the Village's borders, the employment numbers have steadily declined, leading residents of Greenwich to seek alternative, often lower-paying jobs. This has resulted in decreased disposable income for local households and lower consumer demand in the local business climate. The Dunbarton Mill site has had adverse effects on public health, perception, and investment that have augmented negative employment trends on the local economy.

Today, the site's legacy of contamination and blight stunts Greenwich's urban and waterfront renaissance. The Village is on the cusp of renaissance, and the removal of a perceived riverfront brownfield like Dunbarton Mill will catalyze such revitalization.

The site is located in Census Tract 890 of Washington County which is co-terminus with the Town of Greenwich. As such, the more localized geographic entity of the Village is chosen to more accurately represent the surroundings of the Dunbarton Mill site.

1.a.ii. Demographic Information and Indicators of Need

As indicated by **Table 1** above, the Village lags behind Town, County, and NYS trends across a spectrum of societal well-being indicators. While unemployment is comparatively low in the Village, employment is concentrated in low wage positions as indicated by a very low median household income. Vacancy rate and disability rate, particularly childhood disability, is exceptionally high in the Village with its older housing stock from an era when lead paint and asbestos were in common use.

The blighting influence and perceived contamination emanating from the Dunbarton Mill site contributes to these alarming trends. This negative influence can also be observed in housing values. While the overall median housing value in the Village is lower than Town, County, and

State benchmarks, the median home value in the immediate vicinity of the Dunbarton Mill site are 17%, 20%, 12%, and a staggering 55% lower than the Village, Town, County, and State medians, respectively, according to estimates from Zillow.com – a real estate website.

Table 1 – Demographic and Housing Data						
Category	Village of Greenwich	Town of Greenwich (Census Tract 890)	Washingto n County	NYS		
Population	1,885	4,911	62,700	19,594,330		
Median Household Income	\$46,146	\$54,694	\$51,143	\$59,269		
Poverty	11.5%	7.6%	13.5%	15.7%		
Vacancy Rate	13.4%	10.8%	16.4%	11.1%		
Disability Rate	10.1%	9.3%	14.3%	11.1%		
18 and under	6.2%	4.0%	5.3%	3.8%		
Median Home Value	\$151,100	\$158,000	\$142,700	\$283,700		
Median Home Value near site*	\$126,000	N/A	N/A	N/A		

^{* =} Price estimates on 35 residential properties near selected site from Zillow.com on Oct 6, 2017 SOURCE: 2015 American Communities Survey, U.S. Census Bureau

1.a.iii. Description of the Brownfields

With the use of EPA Brownfields Assessment Grant funding, the Village will conduct an environmental site assessment of the 9-acre Dunbarton Mill site in order to define the extent of contamination and develop cleanup plans. The property is located at John St. Ext. and Corliss Ave., Greenwich, NY, and has been abandoned since 2002 with several structures in deteriorating and unsafe conditions. The owner of record is Mark Four, Inc. The property lies between the Batten Kill Railroad line and the Batten Kill, but it is also adjacent to a residential neighborhood. According to the 2017 Targeted Brownfields Assessment Report ("CDM Smith Report"), "The subject property contained seven buildings (all constructed at various times during the mill's operation), consisting of a main processing building and six out-buildings which included an office building, a powerhouse, three warehouses, and a garage. The EPA conducted a Removal Action in October 2002 to remove all of the hazardous waste. The main building on the northern portion has been demolished, leaving several debris piles of various materials and the concrete slab. The east and western portion of the subject property are heavily wooded. The central portion of the subject property is made up of several dilapidated buildings, debris piles, weeds and first-generation growth." The CDM Smith Report concluded that further assessment of environmental conditions was necessary. (See Section 2.a.ii(b))

The Dunbarton Mill site causes both real and perceived negative environmental and public health concerns for the nearby neighborhood and the Main Street Business District less than a quarter-mile away. It also deters waterfront investment in the area along the scenic Batten Kill which would have the potential to transform quality of life and consumer markets in Greenwich.

The presence of brownfield properties creates public health, welfare, and environmental quality impacts in Greenwich, especially amongst sensitive populations such as youth walking through and past these properties on a daily basis and bearing the risk of exposure to hazardous substances. While there is limited data to quantify health and welfare impacts specifically in the Village of Greenwich, the public health ramifications of prevalence of brownfields are reflected county-wide. Local health indicators are shown in **Table 2** below.

Table 2 – Public Health Indicators						
Category	Washington County	NYS	USA			
Diabetes Mortality Rate	35.4	19.6	24			
Respiratory Mortality Rate	69.3	35.1	46.1			
Childhood Overweight Status %	37.6%	33.8%	31.8%			
Cancer Incidence Rate	611.2	554.6	500.6			
Note: All figures are rates are occurrences per 100,000						
Sources:	https://www.health.ny.gov/statistics/chac/indicators/					
	https://www.cdc.gov/nchs/data/nvsr/nvsr65/nvsr65_04.pdf					
	https://nccd.cdc.gov/uscs/cancersbystateandregion.aspx					
	https://fas.org/sgp/crs/misc/R41420.pdf					

Washington County has a particularly high occurrence of diabetes mortality, respiratory disease mortality, childhood overweight status and cancer incidence when compared to NYS and the nation as a whole. This can be attributed to small populations clustering in factory-centric villages where the major employers were often firms that used dangerous chemicals, metals, oils, and processes that not only affected personnel but nearby neighborhoods.

With the Dunbarton Mill site so close to the shores of the Batten Kill, its continued deterioration puts the water quality of the river in greater jeopardy. As the threat of contamination into the river grows, so too does the risk of adverse effects on the local population, which interacts with the Batten Kill through a number of daily activities, from fishing to kayaking to golfing.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The Dunbarton Mill brownfield site poses negative welfare impacts on the Greenwich neighborhoods between Main Street and the Batten Kill. This property contains contaminants that would be harmful to nearby residents, businesses, passers-by, and any proposed inhabitants of the facilities. These contaminant concerns are exacerbated by deteriorating building conditions and other dilapidated aspects of the property that create blight, safety concerns, and an adverse business climate. The site also presents a barrier to waterfront access and threatens the environmental quality of the Batten Kill.

1.b.ii Cumulative Environmental Issues

The Village of Greenwich has been burdened with the repercussions of its own industrial legacy – largely related to the paper-making industry that was common in upstate New York during the 19th and 20th centuries. As a result, decades of lax consideration for environmental contamination have dampened local quality of life and have discouraged investment and job creation. The water power provided by the Batten Kill and the logistics provided by the Batten Kill Railroad fostered the growth of the sector and led several paper mills to open up shops in and around Greenwich. The Dunbarton Mill, originally a linen mill before transitioning into paper, was one of the first and was located close to the center of the historic Village. This has made its decline and blight significantly impactful to the surrounding neighborhood and nearby Main Street business district. The Village's industrial heritage can still be actively observed. There are currently 34 environmental reporting sites within 1.5 miles of the Dunbarton Mill site at the center of Greenwich.

The presence of these brownfields places an unfair burden on the people with lower income who are concentrated in the neighborhood around Dunbarton Mill. The planned redevelopment and opening of waterfront public access of this site would allow the Village to maximize

opportunities for this relatively impoverished and underemployed population. In the shorter term, these cleanups would also reduce health impacts on nearby health and educational facilities, discussed in more detail below.

1.b.iii. Cumulative Public Health Impacts

This presence of brownfields like the Dunbarton Mill has negative impacts on public health. They pose a risk of exposure to hazardous substances for community members, including vulnerable populations such as at-risk youth, seniors, and people receiving mental health and chemical dependency treatment within the community.

Table 2 above describes several statistics that indicate the extent of the public health impact faced in Washington County where significant percentages of the population live near brownfield sites, including Greenwich and the Dunbarton Mill. Brownfield properties, including the Dunbarton Mill, contribute to these public health outcomes by perpetuating the cycle of poverty associated with limited economic opportunities. Public health indicators show that people in Washington County have higher prevalence of childhood obesity, respiratory conditions, diabetes, and cancer incidence than the state and national averages.

1.c. Financial Need

1.c.i. Economic Conditions

This grant proposal directly addresses the EPA Region 2 priority of providing assistance to target communities that have limited in-house capacity to manage brownfield projects. The Village of Greenwich has a population of less than 10,000, at 1,885 in 2015. To cover the increasing costs of providing public services, the Village has reduced staff, deferred salary increases, and spent down much of their available reserve funds. Municipal governments of this size are unable to effectively complete EPA-funded brownfield assessment studies on their own as they lack staff expertise and hourly manpower capacity.

The economic fortunes of the Village of Greenwich have been damaged by the decline of local manufacturing employment experienced over the last 50 years. While a trio of paper product manufacturers maintain operations just beyond the Village's borders, the numbers of those employed have steadily declined, which has led residents of Greenwich to seek alternative, often lower-paying positions. This has resulted in decreased disposable income for local households and lower consumer demand in the local business climate. Brownfield sites such as Dunbarton Mill and their adverse effects on public health, perception, and investment have augmented these negative employment trends on the local economy.

Site-specific EPA brownfields assessment funding is especially critical for the Village as funds that were formerly available through the Environmental Restoration Program (ERP) administered by the NYSDEC are currently depleted. Given this lack of local or state funding, the Village of Greenwich is a target community of significant economic need for site-specific brownfield assessment funding.

In addition, the ability of the Village to draw on other funding sources for assessment and cleanup of brownfield sites is constrained by the following:

- Challenging fiscal conditions of Village due to a limited tax base and 2% tax cap;
- Small size of the population and business community;
- Number of brownfield sites within the Village; and
- Absence of state funds for the assessment and cleanup of brownfield sites.

Without the use of EPA Brownfields Assessment grant funding, the Village will be unable to complete the further assessments recommended in the Phase II CDM Smith Report on the Dunbarton Mill site, as no other sources of funding are available.

1.c.ii. Economic Effects of Brownfields

The effects of brownfields, like the Dunbarton Mill site, in Greenwich have manifested themselves in a variety of economic indicators as shown in **Table 1** above. While unemployment in the Village is relatively low, median household income stands at \$46,146 compared to \$51,143 in the County, and \$59,269 across NYS. This figure is the result of "underemployment" in Greenwich – the prevalence of low paying jobs in the working class community.

A number of large, abandoned former manufacturing sites remain in Greenwich. The presence of these abandoned and vacant brownfield sites have placed a significant economic burden on the Village by resulting in lower property values and a lack of tax base contribution. Median home value in the Village is \$151,100 compared to \$283,000 across the state. Further, data from Zillow.com indicates that 35 residential properties in the immediate vicinity of Dunbarton Mill have a median home value of just \$126,000, clearly indicating the property value depressing effects of the brownfield site.

Consequently, the reduced tax base around brownfields in Greenwich puts even more of a burden on the remainder of the community, especially the businesses. There is a differential tax structure referred to as the Homestead/Non-Homestead tax where commercial properties are, as a class, taxed at a significantly higher rate than residences. This inequity has the perceived and real effect of driving businesses away. In addition, businesses are reluctant to hire employees and also experience a high rate of failure. Finally, new investors are less inclined to get involved in the cleanup and redevelopment of brownfield sites, which causes property values to be depressed even further.

However, the Village of Greenwich, unlike some other brownfield-devastated communities, is uniquely positioned to rebound from economic decline to revitalization through the clean-up of the Dunbarton Mill site. The Village is blessed with scenic river valley landscapes, charming architecture, and a location adjacent to booming Saratoga Springs. The ability of the business community to capitalize on these assets along the nearby Main Street business district has long been thwarted by the blight and public health risks associated with Dunbarton Mill. By conducting a site-specific environmental assessment and subsequent cleanup activities, this key piece of Batten Kill waterfront will be unlocked. Nearby residents will experience improved quality of life features with the ability to utilize recreational and scenic assets of the river finally realized. Further, the unlocked Batten Kill access will serve as a draw for further commercial investment as the Village of Greenwich realizes its potential as a scenic and quaint destination for families, businesses, and visitors. Several local developers have expressed serious interest in the property if and when the environmental condition can be established.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Redevelopment Strategy, and Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

The Village's vision for the redevelopment of the former Dunbarton Mill site is to establish a destination that safely connects the public to the Batten Kill, enhances economic activity in a manner complimentary to the Main Street business corridor, and allows residents and visitors to engage with the natural scenic beauty of this famous trout stream. The vision is for most of the property to be purchased and developed by private sector businesses, while retaining access to the river and recreational opportunities for the public good. The site is suited for recreational, ecological, and cultural facilities such as fishing piers, nature trails, wetland/river ecosystem and historic linen/paper production interpretive opportunities.

Redevelopment of the Dunbarton Mill site is consistent with the Village's 2010 Visioning Plan's Vision Statement, which emphasizes the importance of walkability, responsible stewardship of the land, and restoring physical and visual access to natural settings like the Batten Kill. The vision for the Dunbarton Mill site evolved out of community engagement through the series of public workshops held during the 2010 Village of Greenwich Visioning Plan project which was conducted by the Center for Community Design Research at the State University of New York College of Environmental Science and Forestry (SUNY ESF). This effort included three public workshops at which members of the public described the site as one of five "sacred places" within the Village. The Dunbarton Mill site was critical to workshop discussions focused on physical connections to the river, strategic development sites, and as part of an envisioned riverfront parks and trail system.

The 2010 Village of Greenwich Visioning Plan offered the initial efforts toward equitable development practices by including three public workshops. While the Village does not contain any official environmental justice areas, much of the neighborhood surrounding the Dunbarton Mill site is of a working class income demographic which often means that public meeting attendance is difficult to accommodate in their employment and child care schedules. As such, further public participation opportunities will be a crucial element of project scope should this application be funded.

2.a.ii. Redevelopment Strategy

Early in the public participation process during the 2010 Vision Plan, Village residents recognized the Dunbarton Mill site as a "sacred place" that was also underutilized. Participants at the workshops urged redevelopment efforts at the site to contribute to the Village's sense of community as well as the local economy. With this guidance in mind, the SUNY ESF Center for Community Design Research developed conceptual designs for the Dunbarton Mill site to help further frame discussion. Out of these conceptual plans, the redevelopment scenario for the target site was distilled. Due to points of access and terrain gradients, site development is envisioned to take the form of two different tiers.

The upper tier is located on the northeastern quadrant of the site adjacent to the Battenkill Railroad line. This portion is located outside the floodplain and adjacent to the street entrances to the property from Washington Street, Bleeker Street, John Street, and Corliss Ave. There is a visual connection between this portion of the property and Main Street. The stunning views of the Batten Kill Valley offer the opportunity to draw visitors down from the Main Street business corridor.

It is envisioned that the upper tier would be most appropriate to host a destination-type private sector facility due to the access and floodplain concerns on the lower tier. Among the desirable facilities include a museum, hotel, restaurant, brewery, or any combination thereof. Another possible scenario would be to incorporate a physical rehabilitation center or assisted-living facility as appropriate for the scenic setting. This arrangement may take the form of a public-private partnership, though details will be explored following further environmental site assessment. It is anticipated that the water, sewer, and electrical utilities that served the mill site will be sufficient for such development. In addition to the proposed facility, public access improvements will be accounted for including accommodations for vehicular and pedestrian access from the street network, parking, railroad crossings, and access to the lower tier.

The lower tier wraps around the upper tier from its southeast to northwest and accounts for about two-thirds of the site. A steep gradient separates the two tiers. Elements to consider on the lower tier include the 100-year floodplain, access to the Batten Kill, riverfront views, wetlands, the hydro-power sluiceway, and the nearby hydro-power dam.

It is envisioned that the lower tier would be more appropriate in addressing the public's need for access to the river and natural environment. Trails, fishing piers, kayak/canoe access, wetland establishment and other stormwater management treatments will offer such amenities to local residents and visitors along the state recognized trout stream. Stormwater management practices will help ensure continued water quality in the Batten Kill. These amenities and the natural environment offer further opportunities for small scale ecological and cultural facilities, kiosks, and other interpretive elements that may also incorporate the site's industrial heritage.

The two-tiered concept is a starting place for the strategy to redevelop the Dunbarton Mill site. Site assessment investigations, future use clean-up planning, community engagement, and clean-up implementation need to be assessed and completed before redevelopment activities can be pursued.

2.a.i.i.i. Timing and Implementation

2.a.ii.(a) Contractor Procurement

The Village of Greenwich routinely contracts engineering and consulting services, and has management and procurement procedures in place to acquire these services through a competitive qualifications and/or bidding evaluation process. The Village will use a qualifications-based procurement process in conformance with 40 CPR 31.36 to contract an environmental consultant to assist with project implementation. The contractor will provide technical and project management capabilities. The Village will be prepared to initiate the contracting process immediately upon execution of the Cooperative Agreement with US EPA, and will insure that the site assessment activities as outlined further below are completed within the 3-year EPA grant period.

2.a.ii.(b) Existing Property Conditions

The eastern and western portions of the 9-acre property are primarily wooded without any structures, while the north, central and southern portion of the property consists of dilapidated buildings and several debris piles. The Batten Kill River flows east to west on the southern portion of the subject property. Additionally, an abandoned hydro raceway enters the facility above the dam, passes through the subject property, and discharges back into the Batten Kill River below the dam.

Based on their findings of the EPA-funded Targeted Brownfield Assessment (TBA) conducted in June 2016, CDM Smith identified the following four areas of concern (AOC) that warrant further investigation:

- Hillside View/Hilltop Corridor (AOC-1): This area is located in the northeastern part of the property, adjacent to John Street and Bleecker Street. The hilltop view area is a raised flat bluff overlooking the Batten Kill River that has a 1-story steel frame building, in addition to, a few asphalt and concrete pads that was once the locations of a building that was destroyed by fire. The hilltop corridor functions as the entrance to the property with a steep grade leading to the lower area.
- Industrial/Northwest Meadow (AOC-2): This area is located in the north and west portion of the subject property. The northwest meadow contains no structures, is fairly flat in topography, and is moderately forested. The industrial meadow area is located to the west along the river's edge. Various structures exist within the industrial meadow area including a wooden pole barn, a 2-story brick office building, and a 2-story brick industrial building.
- **Hydro Raceway** (**AOC-3**): This area is centrally located within the subject property area. The hydro raceway, believed to once be a part of a power generation system/cooling water for the property, was once connected to the Batten Kill River. In June of 2016 significant

debris was observed by CDM Smith within the hydro raceway. CDM Smith had intended to collect sediment samples from the hydro raceway during the performance of the TBA, however the depth of the raceway, which was observed to be greater than 10 feet, prevented this from occurring.

• Mill Works (AOC-4): This area is located to the south along the river's edge and close to the 300-year old dam. This area contains one large industrial building constructed of both cement block and wood framing. According to CDM Smith, the grading in this area is generally flat and various concrete pads span the area. Debris piles currently cover a majority of the concrete pads.

2.a.ii.(c) Obtaining and Securing Site Access

The Village of Greenwich filed a petition with the NYS Supreme Court on November 24, 2015 to acquire the property by eminent domain. The public purpose associated with the acquisition of the property is the elimination of a public nuisance pursuant to the Village's legislatively declared public policy in favor of eliminating public nuisances that constitute a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village of Greenwich. On Feb. 16, 2016, the NYS Supreme Court granted the Village of Greenwich a Court Order which states that "pursuant to Eminent Domain Procedure Law sec. 404, the condemnor shall have the right prior to acquisition, to enter upon the property for the purpose of making surveys, test pits, and borings or other investigations."

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

The Village of Greenwich plans to complete the following tasks within the proposed budget: <u>Task 1 – Programmatic Activities</u>: The Village has budgeted \$3,500 of the requested funding for the completion of Programmatic activities associated with EPA quarterly and annual reporting, including ACRES reporting, travel to the National EPA Brownfield conference and semi-annual EPA Brownfields Grantee Roundtable sessions in Albany, NY, and preparation of payment requests and documentation in accordance with federal requirements and regulations.

<u>Task 2 – Community Outreach</u>: The Village has budgeted \$2,500 of the requested funding for contractual expenses related to community outreach, education and citizen participation. The environmental consulting firm selected by the Village for this project will attend community meetings to provide updates on the performance of site assessment activities at the former Dunbarton Mill site. They will assist the Village with issuing public notices and newspaper articles to keep the local community informed of the environmental assessment activities and results. Part of the community outreach work will include announcements on the Village website to inform residences and businesses that adjoin the site.

<u>Task 3—Environmental Site Assessment</u>: Via the services of a qualified environmental consulting firm, the Village will conduct a Supplemental Phase II subsurface investigation at a cost of \$181,500. The purpose of this supplemental field investigation is to address the data gaps identified by CDM Smith as presented in their June 2016 Phase II Environmental Site Assessment (ESA) Report. The supplemental field investigation activities will include:

- Preparation of a Quality Assurance Project Plan (QAPP) /Sampling and Analysis Plan (SAP) and Health and Safety Plan (\$7,500): To be used by project staff during the field investigation.
- Geophysical Survey (\$24,500): A ground-penetrating radar (GPR) survey will be performed in select areas to determine if there are underground storage tanks (USTs) or other buried metallic objects present at the site.

- Hazardous Materials Inventory/Characterization (\$19,500): As recommended by CDM Smith, an inventory of existing waste piles, materials, and equipment will be performed. Chemical characterization of drums and/or containers with unknown contents will be performed if deemed necessary and appropriate.
- Hydro Raceway Sediment and Surface Water Sampling (\$14,500): Sediment and surface water samples will be collected from the hydro raceway in order to determine if the raceway has been impacted by prior site operations.
- Soil Borings (\$37,500): An estimated 20 soil borings will be performed in AOC-1, AOC-2, and AOC-4 to further define the magnitude and extent of contamination in these areas.
- Groundwater/Monitoring Wells (Included in Soil Boring costs): An estimated 10 soil borings will be converted to groundwater monitoring wells to allow for the collection of representative groundwater samples.
- Monitoring Well Survey (\$7,200): The location of the monitoring wells will be field surveyed and water level readings collected to construct a groundwater contour map.
- Laboratory Analysis (\$24,000): A total of 64 sediment, soil, groundwater, surface water, and waste pile samples will be analyzed for VOCs, SVOCs, Metals, and PCBs.
- Preparation of a Final Report (\$7,500): The Final Report will describe the completed field investigation activities and include soil boring logs analytical laboratory results, data evaluation, and recommendations for investigation, if deemed necessary.
- Other Costs: Field Inspection and Reporting (\$24,000); Disposal of Investigation –derived Waste (\$4,300), Equipment Rental (\$1,900) and Contingency (\$9,100).

<u>Task 4—Site Cleanup Plan</u>: The Village has budgeted \$12,500 for the preparation of a Site Cleanup Plan and development of property reuse scenarios for the project site. The Site Cleanup Plan will include an analysis of remedial alternatives, selection of a recommended cleanup option, and preparation of feasibility plans for suitable land and building uses, such as commercial, light industrial, retail, public recreation facilities or parks. Feasibility plans will also include the analysis of infrastructure that may be required for the various reuse scenarios.

2.b.ii. Budget Table

		Table 3 – Proj	posed Budget		
Categories (Programmatic Costs Only)	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,500	\$0	\$0	\$0	\$1,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$2,000	\$2,500	\$181,500	\$12,500	\$198,500
Total Budget	\$3,500	\$2,500	\$181,500	\$12,500	\$200,000

91% of the Site-Specific EPA Brownfields Assessment Grant funding will be used for the performance of actual site assessment activities at the former Dunbarton Mill site. None of the EPA Brownfield Assessment Grant funds will be spent on Village personnel salaries or fringe benefits.

2.c. Ability to Leverage

With the use of the \$200,000 Brownfields Assessment grant, the Village will be able to fully define the extent and magnitude of contamination at the former Dunbarton Mill site and develop a cleanup plan. Following the performance of the removal action at the site by the EPA in 2002, the Village had hoped that the current property owner would assume responsibility for cleaning up the remainder of the property and put it to good use. After this did not occur, the Village filed a petition with the NYS Supreme Court on November 24, 2015 to acquire the property by eminent domain. The Village's intent in acquiring the property is to eliminate a public nuisance that constitutes a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village.

The Village has long been exploring funding opportunities for redevelopment and cleanup actions at the site from both public and private sector sources including the local development agency, the NYS Department of State (NYSDOS) Local Waterfront Revitalization Program, the NYSDOS Brownfield Opportunity Area (BOA) Program, and the Empire State Development (ESD) Grant Program.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan

The Village of Greenwich and its partners are committed to continuing the robust community involvement program they began in 2009. Dozens of people in total have attended the trio of public meetings in late 2009 and early 2010 that indicated the redevelopment of the Dunbarton Mill site as a high priority. That community involvement effort included formal public workshops as well as a community concerns/desires survey distributed at the annual Fall Festival. The Village will continue to engage the community and foster partnerships through the EPA Brownfields Assessment project. With the use of grant funds, the Village will prepare a Community Involvement Plan that will employ strategies that have proven effective in reaching a broad cross section of the public, including minority and low-income groups and businesses and residents in the targeted area. The plan will likely include the following elements:

- Stakeholder and Small Group Outreach—The Village will conduct personal meetings with key stakeholders, businesses, and community groups to engage them in discussions of cleanup and redevelopment of the property.
- Public Forum Events The Village will hold three community open houses throughout the assessment process. The meetings will be designed to share information on the environmental assessment and solicit feedback on cleanup and redevelopment options.
- Web-based Communications—The Village will incorporate use of the web and social media platforms to engage community members. While commenting on platforms such as Facebook, Twitter, and Instagram will be tightly controlled, these arenas can be used as a place for both a formal and informal discussion and information repository for the Dunbarton Mill site assessment project.
- Local Schools—The Greenwich Central School District will be engaged to invite the participation of students, to whom the future of the Village will belong.

The Village of Greenwich is a densely-populated, tight-knit community very much united by the school district. Information dissemination through the school will be a high priority.

3.a.ii. Communicating Progress

The Village will provide communication with residents about the EPA grant and the environmental assessment process. The Village will inform the community and the residents

about the progress of the project through several means. First, the Village will use its regular monthly public meetings to update the public about the status of the assessment of the former Dunbarton Mill property. The minutes from the meetings, with updates on the grant process and progress, will be available to the public on our website and in the local newspaper. As needed, the Village will conduct public meetings to provide information and updates on the project, and to solicit public comments and opinions on potential processes and plans.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

The following agencies will provide technical support for the Site-Specific Brownfield Assessment project:

- NYSDEC (Region 5) Provides technical advice regarding known spill sites and other hazards, review Phase II Site Investigation Work Plans, and offer guidance on the applicability of the Brownfields Cleanup Program for private developers.
- NYSDOH Help monitor public health risks and environmental hazards associated with the Brownfield site.
- NYSDOS Provides funding for waterfront infrastructure improvements and planning.
- United States Department of Agriculture (USDA) Provides financial support for rural development projects in the forms of tax credits, grants, and low interest loans. The service center for the region is located in Greenwich.

3.b.ii. Other Governmental Partnerships

The Village of Greenwich will work with the below noted state and regional transportation, housing, and economic development agencies to leverage financing and provide technical support for the Brownfield assessment project.

- Warren-Washington County Industrial Development Agency (IDA) The IDA can offer property owners and developers grants and/or low-interest loan financing for redevelopment costs and building renovation projects, in addition to providing sales and property tax incentives and mortgage tax exemptions to facilitate cleanup and redevelopment.
- Washington County Local Development Corporation (LDC) works to promote, assist, develop and attract new business and industries to the County, offering assistance to businesses in the form of guidance, counseling and low interest loans.
- Adirondack-Glens Falls Transportation Council (AGFTC) Coordinates regional transportation improvement projects that promote smart growth principles.
- Washington County Soil and Water Conservation District (SWCD) is a local agency prepared to manage and conserve the soil, water and natural resources of Washington County. The SWCD is co-located with the USDA service center in Greenwich.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Roles

The Village of Greenwich has developed strong partnerships with many community organizations which will continue to play a role in the performance of supplemental environmental site assessment activities and the development of cleanup plans at the former Dunbarton Mill site. They are as follows:

<u>Greater Greenwich Chamber of Commerce</u>: The Greater Greenwich Chamber of Commerce is a volunteer organization of business, professional, industrial and community leaders committed to the promotion of business growth and economic development in southern Washington County and adjacent Saratoga County. Representatives from the Chamber will assist with direct business recruitment related to the redevelopment of the former Dunbarton Mill site.

<u>Glens Falls Hospital:</u> The hospital is the largest between Albany, NY and Montreal, Canada and maintains a service area that spans 6,000 sq. mi. which includes the Village of Greenwich. It also operates the Greenwich Regional Medical Center just outside the Village and will assist in public health information research and dissemination regarding Dunbarton Mill site assessment.

<u>Greenwich Fire Department</u>: The Greenwich Fire Department is volunteer organization that works to ensure the health and safety of the Village of Greenwich and its citizens. The Fire Department will assist the Village by providing as-needed assistance in the proper handling and disposal of any contaminants that are encountered at the former Dunbarton Mill site.

<u>Greenwich Free Library</u>: The staff of the Greenwich Free Library will assist in the dissemination of information to the public regarding the status of the supplemental site investigation and development of cleanup plans for the former Dunbarton Mill site.

<u>Greenwich Preservation Group, LLC</u>: Led by Main Street property owner William Wade, the Group will be engaged in the assessment and cleanup of the Dunbarton Mill site as it affects their investments and grant funding for redevelopment of their Main Street properties and offers potential leveraging opportunities.

3.c.ii. Letter of Commitment

Letters of commitment are included as attachments that reflect the commitment of the above listed organizations to the successful cleanup and redevelopment of the project site.

3.d. Partnerships with Workforce Development Programs

The Village of Greenwich will work with the Saratoga-Warren-Washington Workforce Development Board, SUNY Adirondack, and other local institutions to establish workforce development programs and promote local hiring related to the assessment, cleanup, and redevelopment of its brownfields.

As environmental remediation, cleanup, and redevelopment are not uncommon in upstate NY, there are many secondary, college and continuing education courses available to train workers for jobs in the key industry clusters of the region. When assessments are completed and remediation and construction moves forward, the Village will continue to ensure local firms and individuals are able to respond with proposals or apply for available positions as they arise.

4. PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits

The site-specific supplemental environmental assessment of the former Dunbarton Mill site in the Village of Greenwich will result in the following welfare and environmental benefits, particularly for the neighborhood south of Academy Street and west of Main Street:

- Identification and removal of contaminant sources (soil and debris piles, asbestos-containing-materials, hydro-power raceway, etc.), resulting in improved air and water quality and the protection of groundwater resources for the residents living adjacent to the abandoned, deteriorating former industrial facility and warehouse structures.
- Elimination of potential environmental, health and safety hazards, such as air-borne asbestoscontaining materials and lead-based paint that Village residents particularly in the nearby neighborhood are likely being exposed to.
- Removal and/or rehabilitation of blighted and abandoned structures throughout these areas which pose environmental, health, and safety risks for adjacent residents and their children that are at risk of being injured and/or exposed to harmful contaminants if they choose to trespass onto these properties. The existence of such properties also invites trespassers and unsafe activities.

Public health and safety will improve as a result of assessment and, ultimately, redevelopment activities at the Dunbarton Mill site. The above listed benefits will accrue to residents of Greenwich who suffer from the afflictions listed in the County Health data in Tables 1 and 2 in the Community Needs section. Removing harmful negative public health and welfare externalities from the Dunbarton Mill site will have the greatest benefits due to its proximity to residential neighborhoods and Main Street. Information regarding the property will be provided to the residents and community groups in Greenwich as well as the NYSDEC, NYSDOH, and the Washington County Health Department. Measures to safeguard the public during site investigations will also be incorporated in the extended Phase II work plans described in this proposal. In addition, a plan for removal of lead-based paint and asbestos-containing materials, along with disposal of hazardous substances, and dilapidated building structures will be developed so this brownfield site can be converted to a productive property and new businesses can be established. By promoting employment opportunities close to residences, the percentage of commuters, and the distance they travel to work is expected to reduce which will reduce household costs for transportation and limit greenhouse gas emissions from vehicles. By creating new jobs in Greenwich, the local median household incomes will be expected to rise and health indicators expected to improve. Also, the residents and business owners in the Village will be encouraged to improve their properties, thus raising median home values and housing conditions as new residents seek jobs and homes close to redeveloped brownfield site.

The redevelopment plan for the property will open the site up for public access to recreational trails and the Batten Kill River. This will provide greater opportunities for community members to get outside and exercise, which has the potential to help reduce obesity, high cholesterol, and high blood pressure issues. Opening the site to the public will provide an opportunity for historical interpretation as well as outdoor exercise. Redevelopment of the property will also improve stormwater management and water quality for the Batten Kill running alongside the property. Permitting of new construction will require significant upgrades to comply with current stormwater management regulations. These actions will improve water quality and habitat for the trout-bearing streams on the property.

4.b. Economic and Community Benefits

The successful completion of the Site-Specific Brownfields Assessment program will enable the Village of Greenwich to remediate and return the Dunbarton Mill site back to productive use, which will help to create jobs and investment and expand the tax base, which all responds to the financial needs described in the Community Needs section. When the site's redevelopment plan is realized, the combination of publicly-accessible riverfront recreational amenities and the destination facility planned for the upper tier will not only help draw visitors to Greenwich, but also raise the standard of living and local business climate for local residents and businesses.

The rehabilitation and redevelopment of the Dunbarton Mill site is similar to other projects funded through NYS BOA program. In 2011, New Partners for Community Revitalization, Inc. analyzed the anticipated impact of returning brownfield properties back to productive use through its analysis of the NYS BOA program. Their report concluded that the average BOA implementation project would contribute 200-335 new jobs and leverage \$13 million in additional investment for every \$1 million invested into a brownfield site. Their study also identified a 5-15 percent increase in property values within ¾ mile from redeveloped brownfield sites, and indicated a 10-35 percent savings on infrastructure associated with brownfield sites, as compared to development costs on greenfield sites. We anticipate that the broader redevelopment of the Dunbarton Mill site will produce positive results of this sort.

Each of these benefits aligns with the 2010 Greenwich Visioning Plan, as indicated in **Table 4** below. Four of the six goals resulting from the 2010 Visioning Plan also provide support for the redevelopment of the Dunbarton Mill site.

Table 4 – Relation to Vision Plan Goals				
Greenwich Vision Plan Goal Description	Reference to Dunbarton Mill Redevelopment			
1. Reinforce the Village as a walkable	Redevelopment of the site would enhance			
community and strengthen pedestrian-	walkability and strengthen the connection to			
oriented connections to civic, commercial,	recreational resources along the Batten Kill			
and recreational resources				
2. Establish strong physical and visual	Redevelopment of the site would establish a			
connections between the Village and the	physical and visual link to the Batten Kill and			
Batten Kill and incorporate the river as an	would help incorporate the river as an active			
active, vital corridor within the Village	corridor through the Village			
3. Encourage care, maintenance, and	Property rehabilitation and restoration at the			
improvement of public and private	Dunbarton Mill site would dramatically improve			
properties that reflect a shared pride in the	the visual aesthetic and sense of pride in the			
Village.	Village			
4. Establish a sustainable, diversified	The ultimate clean-up and redevelopment of the			
Village economy, strengthening the Main	Dunbarton Mill site will allow for the			
Street business district as the center of	establishment of destination commercial and			
commercial activity and bringing	recreational facilities as appropriate new uses at			
appropriate new uses to strategic	the site, thus enabling the further diversification of			
development sites	the local economy			

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings

The Village has never received any adverse audit findings for a federal or non-federal grant.

5.b. Programmatic Capability

The Village of Greenwich is a small village, with a population of 1,885 and a very small village staff. The Village office is staffed by a Village Clerk and a Village Treasurer. The Village Board consists of the Mayor and four Village Trustees. If awarded this EPA Brownfields Assessment Grant, the Village will engage the services of an environmental consulting firm to oversee the completion of the programmatic and financial requirements of the grant. The following Village staff will participate on this project:

- Karen Prime, Village Clerk, will serve as the liaison between the Village and the selected environmental consulting firm.
- Rebecca Brown, Village Treasurer, will process any EPA grant-related financial transactions
 and the requisite EPA grant reporting. She will administer any funds coming in to the Village
 related to the EPA grant, and she will issue payments where needed. She will produce
 financial reports and audit records.

5c. Measuring Environmental Results: Anticipated Outputs and Outcomes

Anticipated outputs of this proposal will include a site-specific geophysical survey, hazardous materials inventory/characterization, groundwater contour map, as well as clean-up alternatives and a re-use feasibility plan all in support of the Supplemental Phase II ESA Report. The cleanup and redevelopment of the Dunbarton Mill site as a recreational, commercial, and non-profit/civic

site supports the Village's 2010 Vision Plan as indicated in **Table 4** above. As such, fulfilment of these goals will form the anticipated outcomes of this proposal.

5.d. Past Performance and Accomplishments

5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

5.d.ii.1. Purpose and Accomplishments

As the Village of Greenwich is a small village with limited resources, the Village often engages third-party organizations to administer grants. The Village intends to take the same course of action if this proposal is awarded.

In 2014, the Village was awarded a Home Improvement Program Grant from the New York State Homes and Community Renewal program for \$330,000. The purpose of this grant was to award up to \$27,500 each to individual property owners to improve twelve units. The awards were limited to households earning no more than 112% of low-income limits for Washington County, with adjustments for family size. Sandy Hart, of Administrative Services in Schuylerville, NY, was contracted to administer the grant on behalf of the Village. She handled the applications, interacting with the applicants, ensuring that the individual projects met the requirements at all phases, and communicated with the Village office. The Village Treasurer applied for reimbursement as needed and kept records according to the grant requirements. This grant facilitated work on 11 units within the Village, for a total of \$330,00. Since this was the amount awarded, the grant was then closed. Grant requirements were met, and funds were spent and projects concluded by March 2016.

Since 2015, the Village applied for two grants to revitalize and redevelop two anchor properties in the downtown. The most significant of the two is an iconic restaurant that formerly attracted people from the surrounding area to our Village. The other property is an historic building that was a residence and has been vacant since the 1980s.

In December 2015, the Village was informed that we had been awarded an Empire State Development grant of \$300,000. The following December, the Village was awarded another \$500,000 in Main Street New York grant funding from the NYSDOS for the same project. The Village has hired Sharon Reynolds, of Homefront Development Corporation in Hudson Falls, NY, to administer both grants. Both grants are reimbursement grants, and the project is in early stages, so currently no reimbursement has been requested.

5.d.ii.2. Compliance with Grant Requirements

The Village of Greenwich has been awarded and administered many grants from federal, state and local agencies over the years and has been successful at building partnerships with the local and regional economic development agencies, businesses, and non-profits to ensure successful completion and positives outcomes to projects it undertakes. Due to the limited resources of Village staff, most grant proposals include the procurement of a professional consultant to provide design and lead testing services, procurement of contractor services for construction, and outreach. The Village is also investigating the possibility of retaining a consulting firm to assist in administration and coordination of grant awards and processes for the coming year.

Regarding the 2014 housing improvement grant, requirements were met and funds were spent on time, concluding by the end of 2016. The 2015 and 2016 redevelopment grants are in predevelopment phase. However, administration activities have occurred in concert with the funding agencies (ESD and NYSDOS) as the project moves into design and development phases.

Attachment A

Threshold Criteria for EPA Brownfields Assessment Grants

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Village of Greenwich is an eligible entity. It is a unit of local government as defined under 40 CFR Part 31.

III.B.2 Community Involvement

The Village of Greenwich will work closely with the New York State Department of Environmental Conservation (NYSDEC), the Washington County Department of Health, community groups, and other stakeholders to ensure that the public is well informed throughout the proposed project and beyond. The Village of Greenwich is committed to posting project status updates and public meeting information on their website and issuing periodic newsletters throughout the duration of the project. The periodic newsletters will be prepared in both English and Spanish. The Village of Greenwich is also committed to keeping the stakeholders that provided letters of commitment informed of public meetings and the issuance of status reports so that the stakeholders are able to keep their constituents informed of the project progress and status.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

III.C.1 Basic Site Information

- (a) The site is known as the Former Dunbarton Mill Site (aka Former Skybel Mill Site).
- (b) The site address is 52 John Street, Greenwich, NY, 12834. The tax ID is 237.5-6-5.
- (c) The current owner of the site is MARK FOUR, INC.

III.C.2 Status and History of Contamination at the Site

- (a) The site is contaminated by hazardous substances.
- (b) The former Dunbarton Mill site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. However, the occurrence of two fires, one in the 1980's and one in 2002, left the on-site buildings in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination.
- (c) At the request of the EPA Region 2 Office, CDM Smith conducted a Targeted Brownfield Assessment Phase II ESA at the site in 2016. CDM Smith concluded the following: "Of the three areas of concern (AOC) sampled, all areas had metal concentrations above the Restricted Residential Use Soil Cleanup Objectives (SCOs) and NYSDEC Ambient Water Quality Standards (AWQS) in soil and groundwater, respectively. Of the metals detected, lead was the only chemical seen in both soil and groundwater at levels exceeding standards. SVOC exceedances in surface soil were also seen in AOC-4.
- (d) Two fires occurred during the subject property's history, one in the 1980s and one in 2002. The two fires destroyed and severely impacted some of the on-site buildings,

namely the main processing building and some of the warehouses. Based on the findings of a TBA Phase II ESA, "contamination detected at the subject property is primarily in surface soil and debris piles spanning the subject property. Groundwater has several metal exceedances throughout the subject property, lead was detected in AOC-2. Subsurface soil had little to no detections".

III.C.3 Brownfields Site Definition

- (a) The site is not listed, nor is it proposed for listing on the National Priorities List.
- (b) The site is not subject to Federal unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The site is not subject to the jurisdiction, custody, or control of the U.S. government.

III.C.4 Enforcement or Other Actions

On May 9, 2007, the U.S. District Court (Northern District of New York) issued a tax lien judgement in favor of the United States of America in the amount of \$893,957.26 plus interest until paid in full (USA Civil Action No. 1:06-CV-00957). The judgement was issued against MARK FOUR, INC. in order to recover costs associated with a remediation action that was undertaken at the subject property by the EPA in late 2002 and early 2003.

III.C.5 Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

III.C.6 Site Eligibility and Property Ownership Eligibility

III.C.6.(a) Property Ownership Eligibility - Hazardous Substance Sites

The Village of Greenwich does not own the Former Dunbarton Mill Site. The current owner of the property is MARK FOUR, INC.

III.C.6.(1) CERCLA §107 Liability

The Village of Greenwich does not own the Former Dunbarton Mill Site, therefore the Village is not potentially liable for contamination at the site under CERCLA §107.

III.C.6.(2) Information on Liability and Defenses/Protections

- (a) The Village of Greenwich did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site. Furthermore, the Village of Greenwich did not cause or contribute to any releases of hazardous substances at the site.
- (b) The Village of Greenwich does not have a relationship with the current property owner, MARK FOUR, INC., and the current property owner will not have a role in the performance of the site assessment activities.
- (c) The Village of Greenwich filed a petition with the Supreme Court of the State of New York on November 24, 2015 to acquire the property by eminent domain. The public

purpose associated with the acquisition of the property is the elimination of a public nuisance pursuant to the Village's legislatively declared public policy in favor of eliminating public nuisances that constitute a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village of Greenwich. Furthermore, on February 16, 2016, the State of New York Supreme Court granted the Village of Greenwich a Court Order which states that "pursuant to Eminent Domain Procedure Law sec. 404, the condemnor shall have the right prior to acquisition, to enter upon the property for the purpose of making surveys, test pits, and borings or other investigations."

III.C.7 Waiver of the \$200,000 Limit

The Village of Greenwich is not requesting a waiver of the \$200,000 grant funding amount.

Attachment B

Letters of Commitment

- Town of Greenwich
- Town of Easton
- Greater Greenwich Chamber of Commerce
- Glens Falls Hospital
- Greenwich Fire Department
- Greenwich Free Library
- Greenwich Preservation Group, LLC



TOWN OF GREENWICH

2 Academy Street Greenwich, NY 12834

Supervisor 518-692-7137 Town Clerk 518-692-7611 Assessor 518-692-9381

November 1, 2017 Highway 518-695-6033 FAX 518-855-4055

Ms. Pamela Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Re: Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal

Former Dunbarton Mill Site

52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

The Town of Greenwich strongly supports the Village of Greenwich's application for a U.S. Environmental Protection Agency (EPA) Site Specific Assessment Grant to fund the environmental investigation of the former Dunbarton Mill site located at 52 John Street. The Town and Village have forged a partnership to investigate, cleanup and redevelop this catalyst Brownfield site that occupies roughly nine acres of valuable property on the shoreline of the Battenkill, a nationally recognized trout stream. The site is ripe for redevelopment, however, uncertainty regarding the magnitude and extent of soil and groundwater contamination at the property poses a major barrier to redevelopment, in addition to the human health risks and ecological risks hazards associated the on-site contamination.

The Town of Greenwich has advocated for the cleanup and redevelopment of this former industrial site since it became defunct in 1993. The environmental assessment and cleanup of this property would greatly benefit the health and welfare of the local community, and would help to spearhead economic development initiatives in the Village of Greenwich. As such, the Town of Greenwich is fully committed to playing a key role in the environmental investigation, cleanup, and redevelopment of this key piece of property and will do all within its capacity to to facilitate this project.

We will cooperate with the Village of Greenwich in any way that we can in the cleanup and redevelopment of the former Dunbarton Mill site, and we look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely,

Sara Idleman, Supervisor

TOWN OF EASTON 1071 STATE ROUTE 40 GREENWICH, NEW YORK 12834 PHONE 518-692-2678 FAX 518-692-0212

November 1, 2017

Ms. Pamela Fuller, Mayor Village of Greenwich 6 Academy St. Greenwich NY 12834

RE: Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal Former Dumbarton Mill Site 52 John St Greenwich NY 12834

Dear Mayor Fuller,

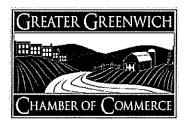
The Town of Easton strongly supports the Village of Greenwich's application for a US Environmental Protection Agency (EPA) Site Specific Assessment Grant to fund the environmental investigation to the former Dunbarton Mill site located at 53 John Street. The Village's plan to investigate and redevelop this catalyst Brownfield site that occupies roughly nine acres of valuable property on the shoreline of the Battenkill, a nationally recognized trout stream, will lead to a redevelopment resource that will benefit residents of Greenwich and Easton. The site is ripe for redevelopment; but we understand that uncertainty regarding the magnitude and extent of soil and groundwater contamination at the property poses a major barrier to redevelopment, in addition to the human health risks and ecological risks hazards associated the on-site contamination. Therefore we understand the crucial need for funds to conduct the investigation.

The environmental assessment and cleanup of this property would greatly benefit the health and welfare of the local community, and would help to spearhead economic development initiatives in the Village of Greenwich. As such, the Town of Easton is fully committed to playing a role in the environmental investigation, cleanup and redevelopment of this key piece of property on the north, south and west side by residents of both the Village and the Town.

We will cooperate with the Village of Greenwich in any way that we can in the cleanup and redevelopment of the former Dumbarton Mill site, and we look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely

The Town Of Easton



Greater Greenwich Chamber of Commerce, Inc. 6 Academy Street
Greenwich, NY 12834
518 692-7979
www.greenwichchamber.org

November 1, 2017

Ms. Pam Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Re: Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal

Former Dunbarton Mill Site

52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

We are very pleased to provide our support for the Village of Greenwich's application to the U.S. Environmental Protection Agency (EPA) for a \$200,000 Brownfields Site Specific Assessment grant to be used at the former Dunbarton Mill site located at 52 John Street. We understand that the EPA Brownfields Site Specific Assessment Grant will be used by the Village to conduct an environmental investigation of the soil and groundwater contamination at this vacant site that occupies 9 acres extremely valuable property on the shoreline of the Battenkill River. The environmental assessment and cleanup of this catalyst Brownfield site will lead to the creation of new businesses and smart growth development in this area of the Village which will greatly improve the quality of life that is experienced by the residents whose properties border the former Dunbarton Mill site on the north, south, and west sides.

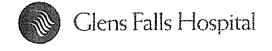
The Greater Greenwich Chamber of Commerce consists of over 200 businesses and organizations in southern Washington County, adjacent Saratoga County, and the Capital District region. As part of this EPA Brownfields Site Specific Assessment project, we offer to assist the Village with direct business recruitment related to the redevelopment of the former Dunbarton Mill site.

We look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely,

Greater Greenwich Chamber of Commerce Board of Directors

Suzanne Becker Mary Barnhart
Catherine A. Burkly Heidi Clary
Matthew Ryan Amie Collins
Andrew Kelly



100 Park Street Glens Falls, NY 12801 Tel: 518.926.5904 GlensFallsHospital.org

November 1, 2017

Ms. Pam Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Re: Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal

Former Dunbarton Mill Site

52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

We are very pleased to provide our support for the Village of Greenwich's application to the U.S. Environmental Protection Agency (EPA) for a \$200,000 Brownfields Site Specific Assessment grant to be used at the former Dunbarton Mill site located at 52 John Street. The former Dunbarton Mill site occupies roughly nine acres of valuable property on the shoreline of the Battenkill, an actively used stream for trout fishing and recreation. The site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. However, the occurrence of two fires, one in the 1980's and one in 2002, left the on-site buildings in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination. Therefore, the environmental assessment and cleanup of this property would greatly benefit the health and welfare of the local community, and would help to spearhead economic development initiatives in this area of the Village.

Glens Falls Hospital is the largest hospital between Albany, NY and Montreal, Canada and maintains a service area that spans 6,000 square miles across 5 diverse counties. Founded in 1897, GFH today operates an advanced health care delivery system featuring 24 regional facilities including 9 specialty practices and 10 primary care centers. As the largest employer in New York's Adirondack region, with over 2,700 staff and more than 300 affiliated physicians, we fully support the Village of Greenwich's efforts in educating the public regarding the public health challenges commonly associated with Brownfield sites, and how the successful cleanup and redevelopment of the former Dunbarton Mill site will not only eliminate identified public health hazards, but will also promote economic opportunity and environmental justice for residents impacted by this site.

We fully support the Village of Greenwich's EPA Brownfields Site Specific Assessment grant application and hope it will be given favorable consideration for funding.

Sincerely,

Tracy Mills

Vice President, Planning

pm, V. must

GREENWICH FIRE DEPARTMENT Greenwich, New York 12834



CHIEF OF THE DEPARTMENT

FIRE CHIEF – Michael White GREENWICH FIRE DEPARTMENT 6 ACADEMY STREET GREENWICH, N.Y. 12834 STATION (518) 692-9002 FAX (518) 692-8657 CELL (518) 441-5690

Mayor Fuller, and Board members;

November 1, 2017

Ms. Pam Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Re:

Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal Former Dunbarton Mill Site 52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

We are very pleased to provide our support for the Village of Greenwich's application to the U.S. Environmental Protection Agency (EPA) for a \$200,000 Brownfields Site Specific Assessment grant to be used at the former Dunbarton Mill site located at 52 John Street. We understand that the EPA Brownfields Site Specific Assessment Grant will be used by the Village to conduct an environmental investigation of the soil and groundwater contamination at this vacant site that occupies 9 acres of extremely valuable property on the shoreline of the Battenkill River. The environmental assessment and cleanup of this catalyst Brownfield site will lead to the creation of new businesses and smart growth development in this area of the Village which will greatly improve the quality of life that is experienced by the residents whose properties border the former Dunbarton Mill site on the north, south, and west sides.

The Greenwich Fire Department is a volunteer organization working to ensure the health and safety of the Village of Greenwich and its citizens. As part of this EPA Brownfields Site Specific Assessment project, we are here to assist the Village in whatever ways we can to plan for disposal of contaminants and to ensure the safety and health of the residents of the Village and the site of the former Dunbarton Mill.

We look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely, Muhael P. White

Michael P.White Greenwich Fire Chief Greenwich, NY

GREENWICH FREE LIBRARY





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Board of Trustees
Jim Nolan
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Cliff Oliver
Vice President
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Chris Ruland

November 1, 2017

Ms. Pam Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834

Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal Former Dunbarton Mill Site

52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

Re:

We are very pleased to provide our support for the Village of Greenwich's application to the U.S. Environmental Protection Agency (EPA) for a \$200,000 Brownfields Site Specific Assessment grant to be used at the former Dunbarton Mill site located at 52 John Street. The former Dunbarton Mill site occupies roughly nine acres of valuable property on the shoreline of the Battenkill, an actively used stream for trout fishing and recreation. The site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. However, the occurrence of two fires, one in the 1980's and one in 2002, left the on-site buildings in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination. Therefore, the environmental assessment and cleanup of this property would greatly benefit the health and welfare of the local community, and would help to spearhead economic development initiatives in this area of the Village.

As the library in the Village of Greenwich, we understand the historic and current importance to the Village of this piece of property, and we would be glad to assist the Village of Greenwich in educating the public regarding the previous uses and potential for the Mill site.

We look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely, -

Annie Miller, Director Greenwich Free Library

Greenwich Preservation Group, LLC 54 Main Street Greenwich, NY 12834

November 1, 2017

Ms. Pamela Fuller, Mayor Village of Greenwich 6 Academy Street Greenwich, NY 12834



Re: Village of Greenwich USEPA Brownfields Site Specific Assessment Grant Proposal

Former Dunbarton Mill Site

52 John Street, Greenwich, NY 12834

Dear Mayor Fuller:

The Town of Easton strongly supports the Village of Greenwich's application for a U.S. Environmental Protection Agency (EPA) Site Specific Assessment Grant to fund the environmental investigation of the former Dunbarton Mill site located at 52 John Street. The Village's plan to investigate, cleanup and redevelop this catalyst Brownfield site that occupies roughly nine acres of valuable property on the shoreline of the Battenkill, a nationally recognized trout stream, will lead to a redeveloped resource that will benefit residents of Greenwich and Easton. The site is ripe for redevelopment; but we understand that uncertainty regarding the magnitude and extent of soil and groundwater contamination at the property poses a major barrier to redevelopment, in addition to the human health risks and ecological risks hazards associated the on-site contamination. Therefore, we understand the crucial need for funds to conduct the investigation.

The environmental assessment and cleanup of this property would greatly benefit the health and welfare of the local community, and would help to spearhead economic development initiatives in the Village of Greenwich. As such, the Town of Easton is fully committed to playing a role in the environmental investigation, cleanup, and redevelopment of this key piece of property that is surrounded on the north, south, and west sides by residents of both the Village and the Town.

We will cooperate with the Village of Greenwich in any way that we can in the cleanup and redevelopment of the former Dunbarton Mill site, and we look forward to working with the Village upon notification of a successful EPA Brownfields Site Specific Assessment grant application by the EPA.

Sincerely,

Bill Wade

William Wade

OMB Number: 4040-0004 Expiration Date: 10/31/2019

Application for I	Federal Assista	nce SF	-424				
* 1. Type of Submissi Preapplication Application Changed/Corre	ion: ected Application	⊠ Ne	ee of Application: ew ontinuation evision		Revision, select approp	priate letter(s):	
* 3. Date Received: 11/16/2017		4. Appli	cant Identifier:				
5a. Federal Entity Ide	entifier:			5	5b. Federal Award Ide	entifier:	
State Use Only:				<u> </u>			
6. Date Received by	State:		7. State Application	Ide	ntifier:		
8. APPLICANT INFO	ORMATION:						
* a. Legal Name: V	illage of Gree	enwich,	New York				
* b. Employer/Taxpay	yer Identification Nur	mber (EIN	I/TIN):	1 -	* c. Organizational DU 0544555710000	JNS:	
d. Address:							
* Street1: Street2:	6 Academy Str	eet					
* City:	Greenwich						
County/Parish:							
* State: Province:					NY: New Yo	ork	
* Country:					USA: UNITED ST	TATES	
* Zip / Postal Code:	12834-1002				OBIL ONTIED D		
e. Organizational U	Init:						
Department Name:				1	Division Name:		
f. Name and contac	ct information of p	erson to	be contacted on m	atte	ers involving this ap	oplication:	
Prefix:			* First Nam	e:	Pam]
Middle Name:							_
l <u> </u>	ler						
Suffix:							
Title: Mayor							
Organizational Affiliat	tion:						
							_
* Telephone Number					Fax Number	per: (518) 692-8657	
*Email: mayor@vi	illageofgreenw	ich.org	9				

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
Environmental Protection Agency
11. Catalog of Federal Domestic Assistance Number:
66.818
CFDA Title:
Brownfields Assessment and Cleanup Cooperative Agreements
* 12. Funding Opportunity Number:
EPA-OLEM-OBLR-17-07
* Title:
FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS
13. Competition Identification Number:
Title:
14. Areas Affected by Project (Cities, Counties, States, etc.):
Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
Site Specific Assessment of the Former Dunbarton Mill Site, Greenwich, NY
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

Application for F	ederal Assistanc	e SF-424			
16. Congressional I	Districts Of:				
* a. Applicant	Y-21			* b. Program/Project NY-21	
Attach an additional li	st of Program/Project C	ongressional Distric	ts if needed.		
			Add Attachment	Delete Attachment View A	Attachment
17. Proposed Proje	ct:				
* a. Start Date: 10/	01/2018			* b. End Date: 09/30/2	021
18. Estimated Fund	ing (\$):				
* a. Federal		200,000.00			
* b. Applicant		0.00			
* c. State		0.00			
* d. Local		0.00			
* e. Other		0.00			
* f. Program Income		0.00			
* g. TOTAL		200,000.00			
* 19. Is Application	Subject to Review By	/ State Under Exec	cutive Order 12372 P	rocess?	
				er 12372 Process for review on	
	ubject to E.O. 12372 b		elected by the State for	or review.	
c. Program is no	ot covered by E.O. 12	372.			
	_		"Yes," provide expla	anation in attachment.)	
	nt Delinquent On Any		"Yes," provide expla	anation in attachment.)	
Yes	_				
Yes	No		"Yes," provide expla		Attachment
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